

IN THE MATTER OF THE
APPLICATION OF RICHARD N.
CRONE, ET UX FOR A ZONING
VARIANCE ON PROPERTY LOCATED
ON THE SOUTH SIDE OF LORELY
BEACH ROAD, 597' + SOUTHEAST
OF NORTH LORELY BEACH ROAD
(6025 LORELY BEACH ROAD)
11TH ELECTION DISTRICT
5TH COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 90-424-A

OPINION

Richard N. Crone and Diane L. Crone, his wife, appealed from the Zoning Commissioner's decision, denying them a variance to permit an existing accessory structure to be located in the front yard in lieu of the required rear yard, with a side yard setback of 0', in lieu of the required 2.5' for an existing screen house, and the granting, with restrictions, of a variance to permit side yard setbacks of 8' and 4.4' in lieu of the required 35' for each for a proposed one-story addition.

The Petitioners, Mr. and Mrs. Crone, appeared and testified. Appearing as Protestants in the matter were Richard J. Romano and Deborah A. Romano, adjoining property owners and Theodore R. Hines, Sr., former owner of the property. Mr. Romano testified for the Protestants.

Mr. and Mrs. Crone presented testimony and evidence concerning the variance requested for the proposed one-story addition. That testimony and evidence sufficiently complies with the requirements of Section 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (BCZR) and the variance should, therefore, be granted.

Testimony indicated that the subject property, known as 6025 Lorely Beach Road, is improved with a single family dwelling, frame

Richard N. Crone, et ux, Case No. 90-424-A

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shed and accessory structure (screen house). The property bounds on the Bird River and is located within the Chesapeake Bay Critical Areas. The subject screen house sits in the front yard on the property line, adjacent to the Romano property with a 0' side yard setback. During the course of Mr. Crone's testimony, he indicated that he no longer sought a variance to allow the screen house to sit as is shown in Petitioners' Exhibit No. 4, but rather now seeks a variance to allow the screen house to exist in the front yard, but located away from the Romano property line in the vicinity marked with an "X" on Petitioners' Exhibit No. 6-B, closer to the property line of 6023 Lorely Beach Road, which apparently meets with the approval of the property owners of that address, whose names are Arlene M. Orbino and Effie Ann Pullen, as evidenced by a letter signed and dated by them, November 5, 1990 (Petitioners' Exhibit No. 5). Mr. Romano testified on behalf of the Protestants that moving the screen house to the location proposed by Mr. Crone during his testimony meets with his approval. The additional facts and evidence presented, establishes that special conditions or circumstances exist which are peculiar to the land and structures located within that section of the Chesapeake Bay Critical Areas of Baltimore County; and that to deny the relief requested for the subject screen house would result in impractical difficulty, unreasonable hardship and severe economic hardship upon the Petitioners; and that strict compliance with the Chesapeake Bay Critical Area requirements and the BCZR would deprive the Petitioners of rights commonly enjoyed by other properties in

Richard N. Crone, et ux, Case No. 90-424-A

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similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested for the proposed screen house will not confer upon the Crones any special privilege that would be denied by the Critical Area regulations to other land or structures within the Chesapeake Bay Critical Areas. The relief requested meets with the general spirit and intent of the Critical Area's legislation for Baltimore County and conforms with the requirements as set forth in Section 500.14 of the BCZR. In accordance with that Section, the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which the Crones must take to insure that the relief requested complies with the applicable requirements. Those recommendations shall be attached hereto and become a permanent part of this decision. There is no evidence in the record that the relief requested, as modified, would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

ORDER

Therefore, it is this 5th day of December, 1990 by the County Board of Appeals of Baltimore County ORDERED that the requested Petition for Zoning Variance to permit a side yard setback of 8' and 4.4' in lieu of the required 35' for each of the proposed one-story addition, in accordance with Petitioners' Exhibit No. 1, be and the same is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the

Richard N. Crone, et ux, Case No. 90-424-A

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relief granted:

1. The proposed addition shall have no basement and shall have no windows or doors on the side facing the adjoining property at 6027 Lorely Beach Road.

2. When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED, that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their Comments dated April 9, 1990, attached hereto and made a part hereof; and

IT IS FURTHER ORDERED, that the Petition for Zoning Variance to permit an existing accessory structure (screen house) to be located in the front yard in lieu of the required rear yard with a side yard setback of the required minimum 2.5', be and the same is hereby GRANTED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Michael B. Sauer
Michael B. Sauer, Acting Chairman

William Clark
C. William Clark

Arnold G. Foreman
Arnold G. Foreman

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines
Zoning Commissioner

DATE: April 9, 1990

FROM: Mr. Robert W. Sheesley

SUBJECT: Petition for Zoning Variance - Item 273
Crone Property
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 6025 Lorely Beach Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mr. and Mrs. Richard N. Crone

APPLICANT PROPOSAL

The applicant has requested a variance from section 400.1, 1A01.3.B.3 of the Baltimore County Zoning Regulations to allow an access structure to be located in the front yard with a zero side yard setback in lieu of the rear and 2.5 foot setback respectively and to allow side yard setbacks of 8 feet and 4 feet, 4 inches in lieu of the required 35 feet per side.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts."

<COMAR 14.15.10.01.0>

Memo to Mr. J. Robert Haines
April 9, 1990
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Sec. 22-213(a)>.

Finding: The proposed addition is approximately 105 feet from mean high tide, therefore no disturbance of the shoreline buffer shall occur.

2. Regulation: "The natural vegetation occurring in the buffer shall remain undisturbed. Except as provided in Section 22-214, vegetation shall be planted in the buffer where necessary to protect, stabilize, or enhance the shoreline" <Baltimore County Code, Section 22-213 (d)>.

Finding: The existing three trees shall remain undisturbed and additional two trees shall be planted on the waterfront portion of the property.

3. Regulation: "The sum of all man-made impervious areas shall not exceed 15% of the lot" <COMAR 14.15.02.04 C.(7)>.

Finding: The existing gravel driveway shall remain in porous gravel. This will ensure that the proposed addition will not increase the sum of impervious surfaces to exceed 15% of the lot.

4. Regulation: "The stormwater management system shall be designed so that:

- (1) Development will not cause downstream property, watercourses, channels or conduits to receive stormwater runoff at a higher rate than would have resulted from a ten year frequency storm if the land had remained in its predevelopment state;
 - (2) Infiltration of water is maximized throughout the site, rather than directing flow to single discharge points; and
 - (3) Storm drain discharge points are decentralized to simulate the predevelopment hydrologic regime.
- (4) There is sufficient storage capacity to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development in excess of that which would have come from the site if it were in its predevelopment state" <Baltimore County Code, Section 22-217(h)>.

Memo to Mr. J. Robert Haines
April 9, 1990
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Findings: Rooftop shall be directed through downspouts and into Dutch drains or seepage pits (see attached drainage information sheet). This will encourage maximum infiltration of stormwater and decrease the amount of runoff leaving the site.

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above.

Upon compliance with Chesapeake Bay Critical Area Regulations, this project will be approved. If there are any questions, please contact Mr. David C. Flowers at 687-2904.

Robert W. Sheesley
Robert W. Sheesley, Director
Department of Environmental Protection
and Resource Management

RWS:NSS:ju
Attachment

cc: The Honorable Ronald B. Hickenrell
The Honorable Norman W. Lauenstein
The Honorable Dale T. Volz
Mrs. Janice B. Outen

IN THE MATTER OF THE
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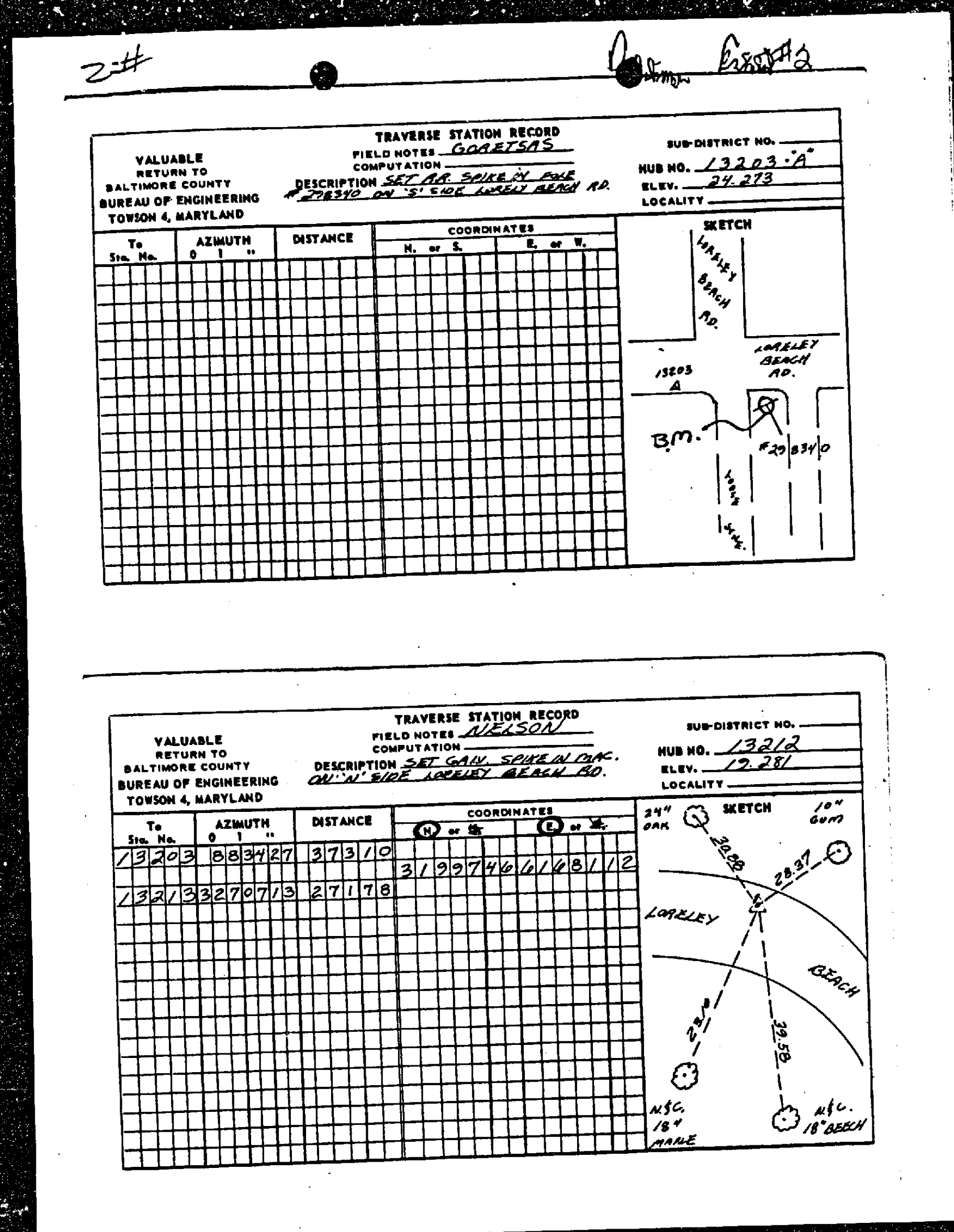
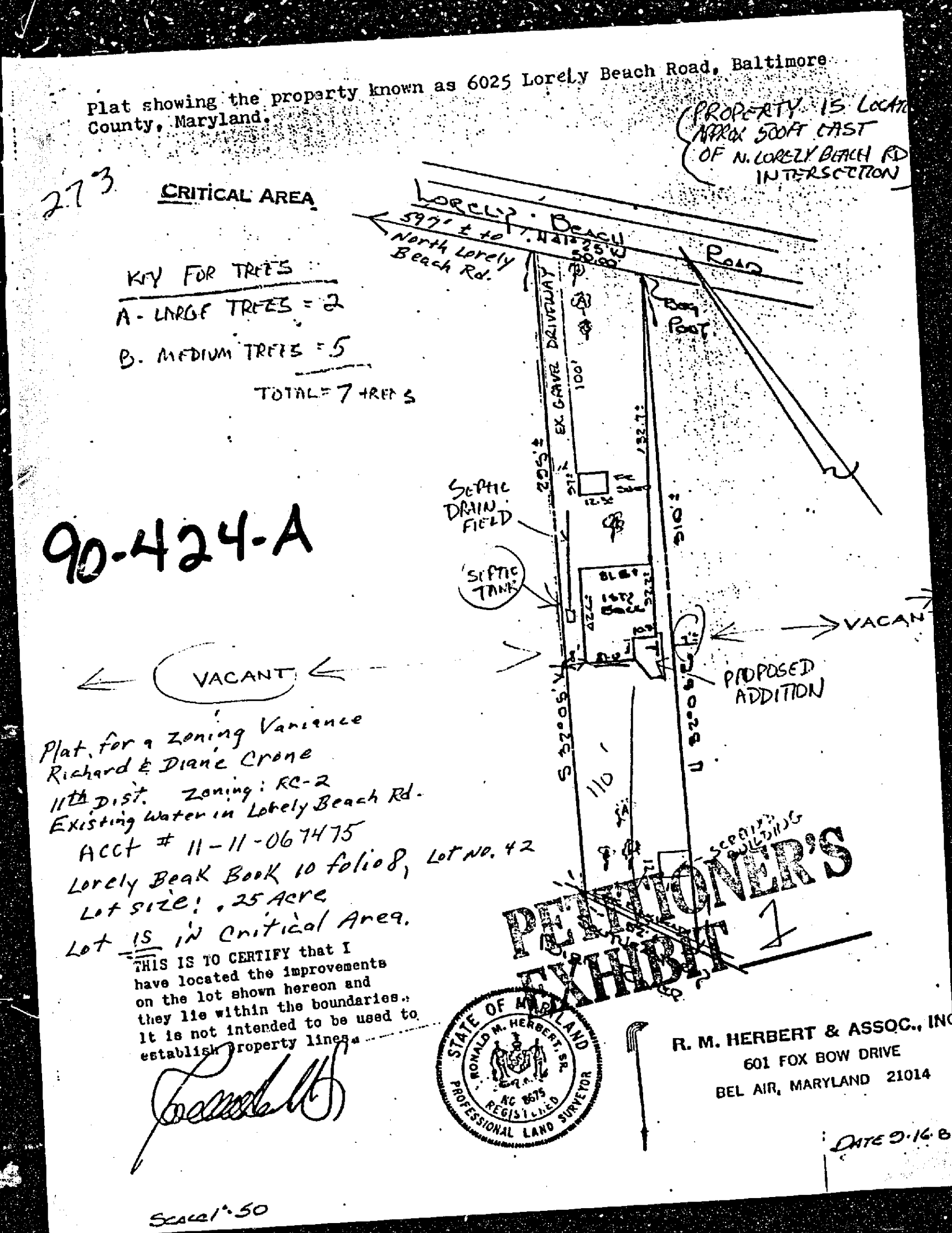
REVISED ORDER

This Board issued an Opinion and Order dated December 5, 1990, in the above-captioned matter. The Board is in receipt of correspondence dated December 14, 1990, from Peter Max Zimmerman, Deputy People's Counsel, requesting that a revised order be issued clarifying the granting of the Petitioner's request for variance to permit an accessory structure (screen house). The original Order did not clarify that the granting of the variance for the screen house was upon the condition that the present existing screen house be removed from its present location and be located to the southwest property line of Petitioner's property at a distance of 2.5' therefrom. Further, the original Order failed to include a time limit for the removal of the existing screen house at its present location on the southeast side of the property.

For the reasons as set out above, this Board issues the following revised order.

ORDER

Therefore, it is this 2nd day of January, 1991 by the County Board of Appeals of Baltimore County ORDERED that the requested Petition for Zoning Variance to permit a side yard setback of 8' and 4.4' in lieu of the required 35' for each of the proposed one-story addition, in accordance with Petitioners' Exhibit No. 1, be and the same is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the



RICHARD AND DIANE N. CRONE
6025 Lorely Beach Road
White Marsh, Maryland 21162

February 7, 1990

LETTER OF INTENT

Baltimore County Department of Planning and Zoning
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21024-1012

Attn: Permits and Licensing

Re: Addition to 6025 Lorely Beach Road

TO WHOM IT MAY CONCERN:

Richard & Diane Crone, of 6025 Lorely Beach Road, are building an addition on the southeast side of their house, specifically, 20' x 15' to be used as a bedroom.

It will be constructed out of block and brick and will match the rest of their home. Furthermore, it shall comply with local building codes.

Attached please find signatures of neighbors who have read the foregoing Letter of Intent and have indicated their approval of such addition by their signatures.

Very truly yours,
Richard N. Crone
Diane S. Crone

PEITTONED'S EXHIBIT 3

CONSENT

This is to certify that I have read the foregoing Letter of Intent and that I have no objection to Mr. Crone's addition.

| NAME | ADDRESS |
|---------------------------|-------------------------|
| Effie Ann Tollen | 6023 LORELEY BEACH ROAD |
| Mrs. Mrs. James K. Tollen | 6031 Lorely Beach Rd. |
| Shirley K. Anderson Jr. | 6029 Lorely Beach Rd. |
| Thomas J. Tollen | 5937 Lorely Beach Rd. |
| J. A. Yell | 6031 Lorely Beach Rd. |
| Ed. L. L. L. | 6041 Lorely Beach Rd. |
| Loraine Murray | 5235 Lorely Beach Road |
| David Nelson | 6051 Lorely Beach Rd. |
| Jessie Hall | 6017 Lorely Beach Rd. |
| John M. Adams | 6019 Lorely Beach Rd. |
| William Adams | 6037 Lorely Beach Rd. |
| | 6045 Lorely Beach Rd. |



Peittoned's Exhibit

TO WHOM IT MAY CONCERN:

THE PROPERTY OWNERS OF 6025 LORELEY BEACH ROAD HAVE NO OBJECTIONS TO MR. & MRS. RICHARD CRONE OF 6025 LORELEY BEACH ROAD, MOVING THEIR SCREEN HOUSE FROM ITS EXISTING LOCATION TO THE OPPOSITE SIDE OF THEIR PROPERTY.

11/5/90

11/5/90

Ret #8

RICHARD AND DIANE N. CRONE
6025 Lorely Beach Road
White Marsh, Maryland 21162

February 7, 1990

LETTER OF INTENT

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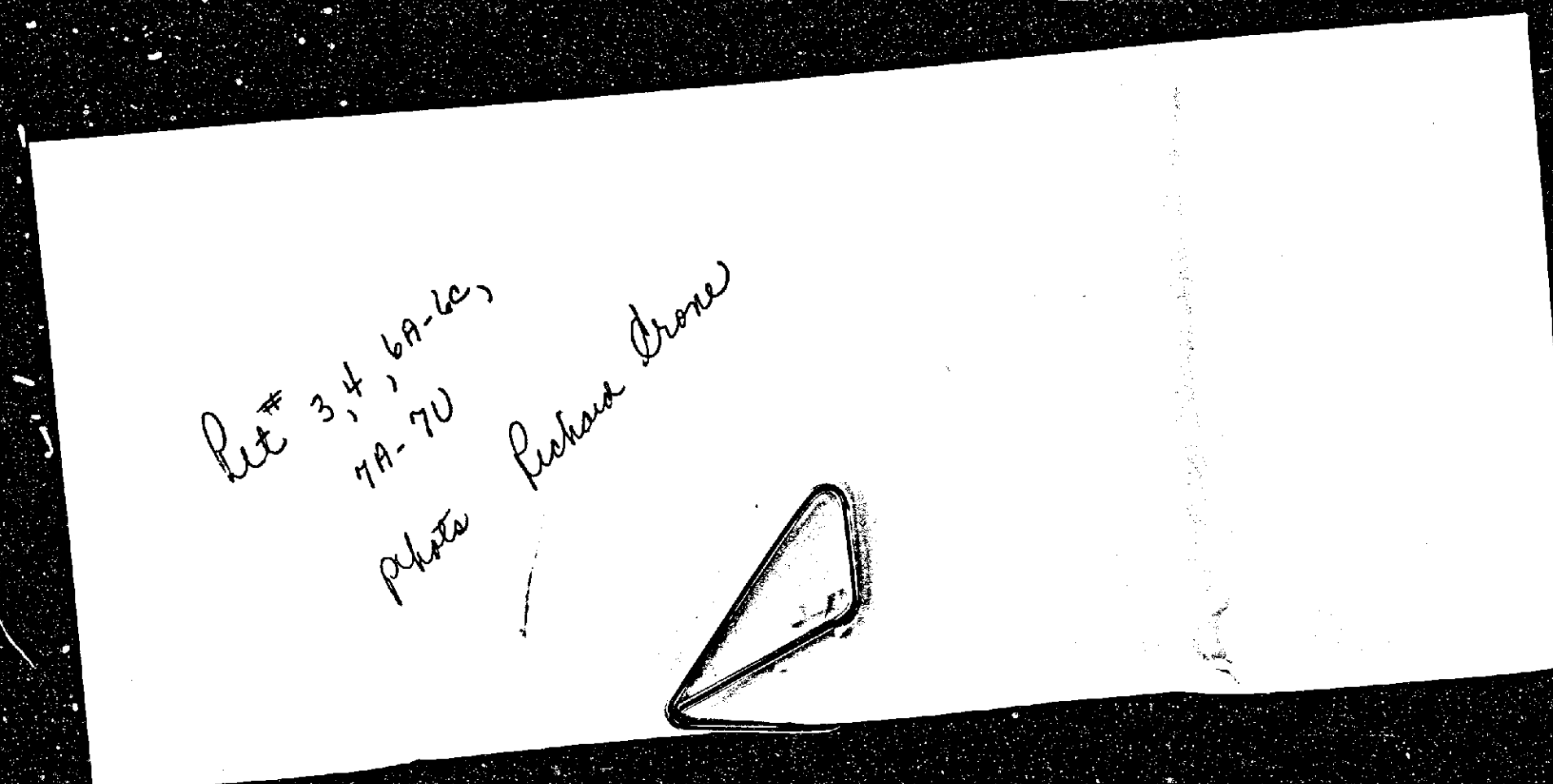
It will be constructed out of block and brick and will match the rest of their home. Furthermore, it shall comply with local building codes.

Attached please find signatures of neighbors who have read the foregoing Letter of Intent and have indicated their approval of such addition by their signatures.

Very truly yours,
Richard N. Crone
Diane S. Crone

CONSENT

This is to certify that I have read the foregoing Letter of Intent and that I have no objection to Mr. Crone's addition.



Form 1973 Rev. 1/77

Subject: _____ Date: _____ BY: _____ PAGE: _____

1. R-19 BATT INSULATION BETWEEN STUDS
2. R-19 BATT INSULATION BETWEEN STUDS
3. 5/8" PLYWOOD
4. 2x6 TREATED
5. 8" BLOCK
6. 12" BLOCK
7. 4" BRICK
8. FINISH GRADE
9. 3'-0" (MIN.)
10. (2) #4 REBAR CONTINUOUS THROUGH FOOTINGS
11. CONCRETE FOOTING
12. CRAWL SPACE
13. SECTION A-A
14. 2'-0"

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Form 1973 Rev. 1/77

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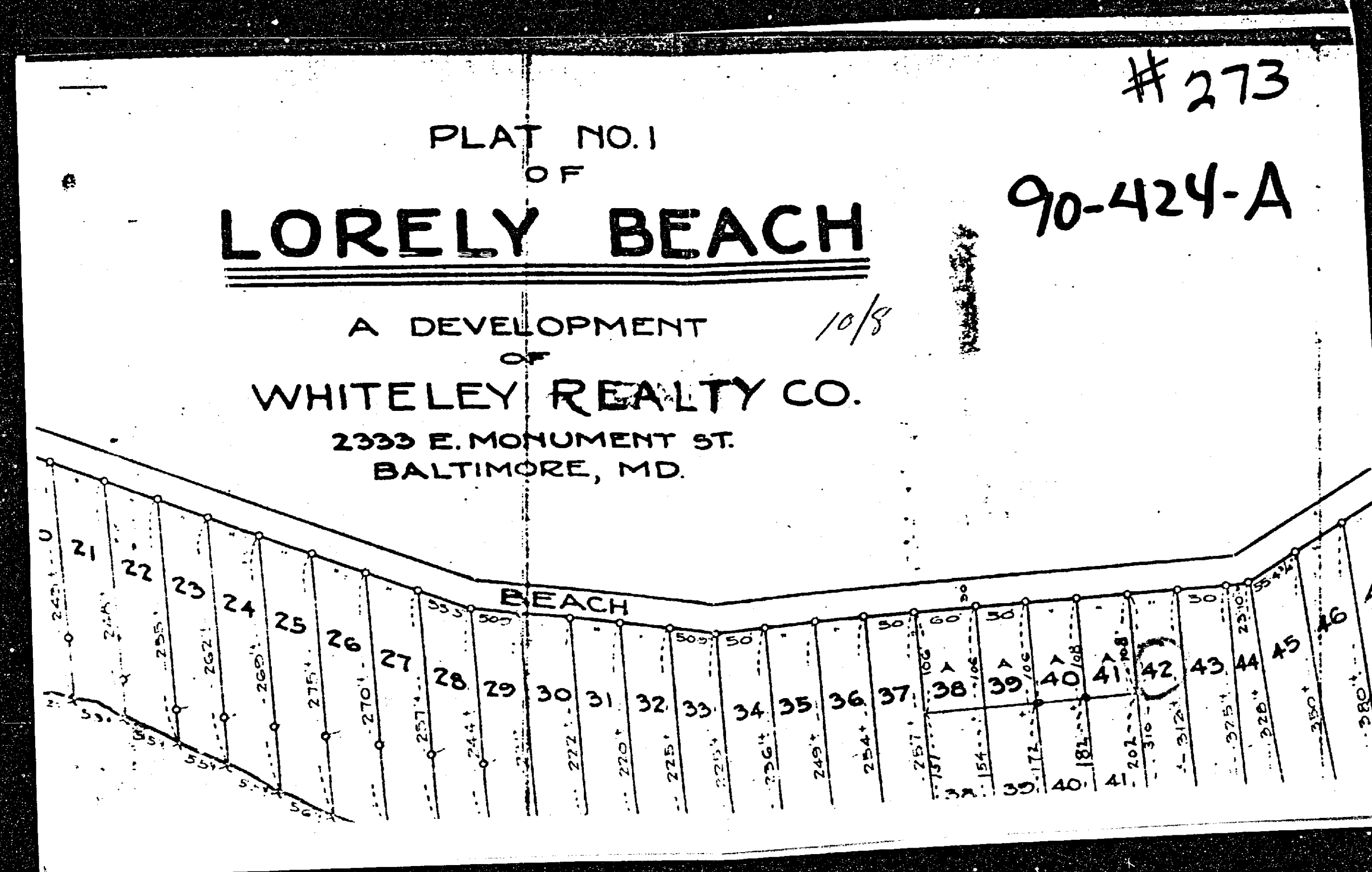
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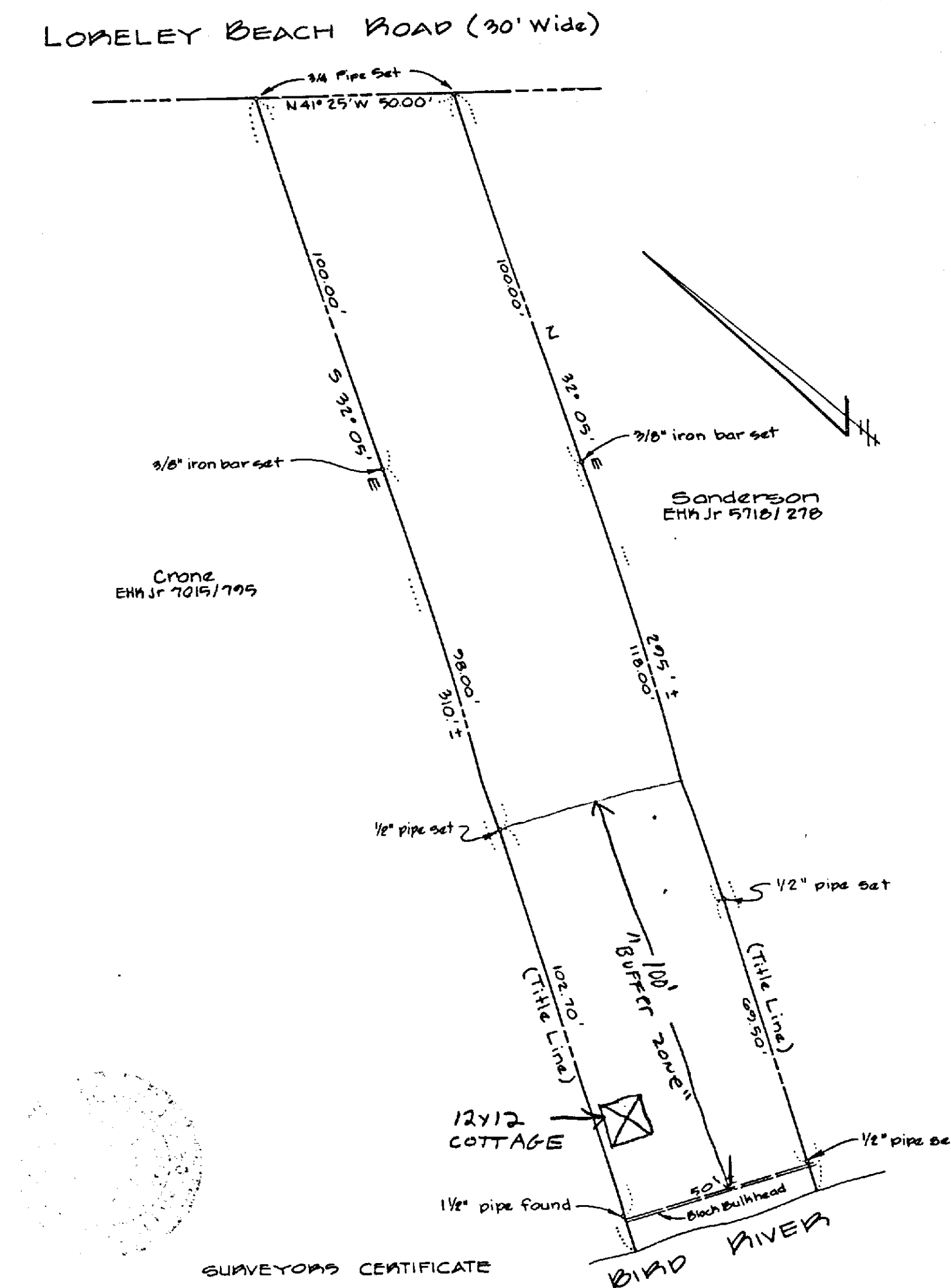
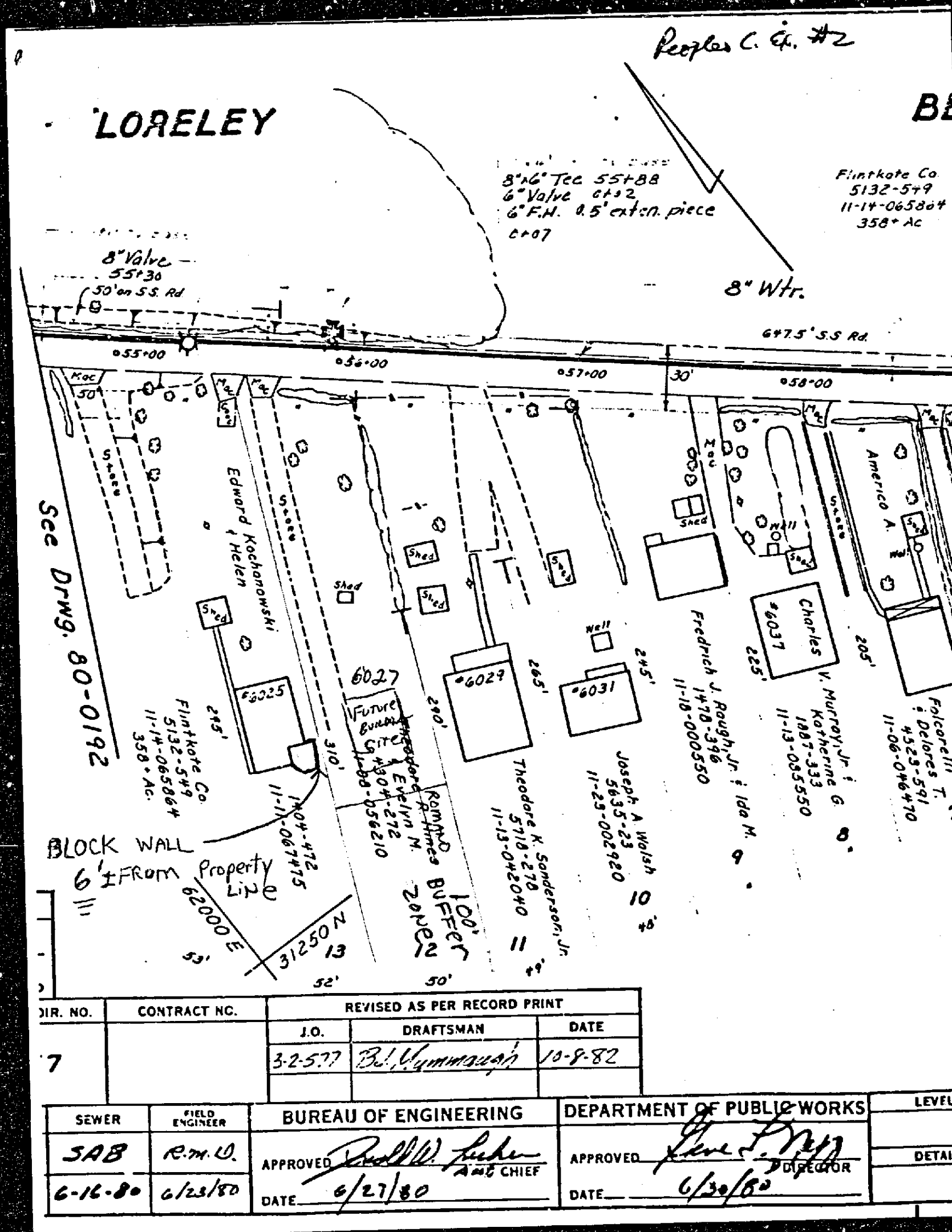


90-424-A

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Protestants' Attendance List

| <u>Name</u> | <u>Address</u> |
|------------------------|--|
| DEBRA ROMANO | 2406 RECKORD RD. FALLSDN, MD 21047 |
| RICHARD ROMANO | " " |
| THEODORE R. HINES, SR. | 606 S. COLLEGE ST. BALTO, MD. 21224 |
| DOROTHEA BURGESS | 314 CRESTWOOD DR., EDGEWOOD, MD. 21040 |

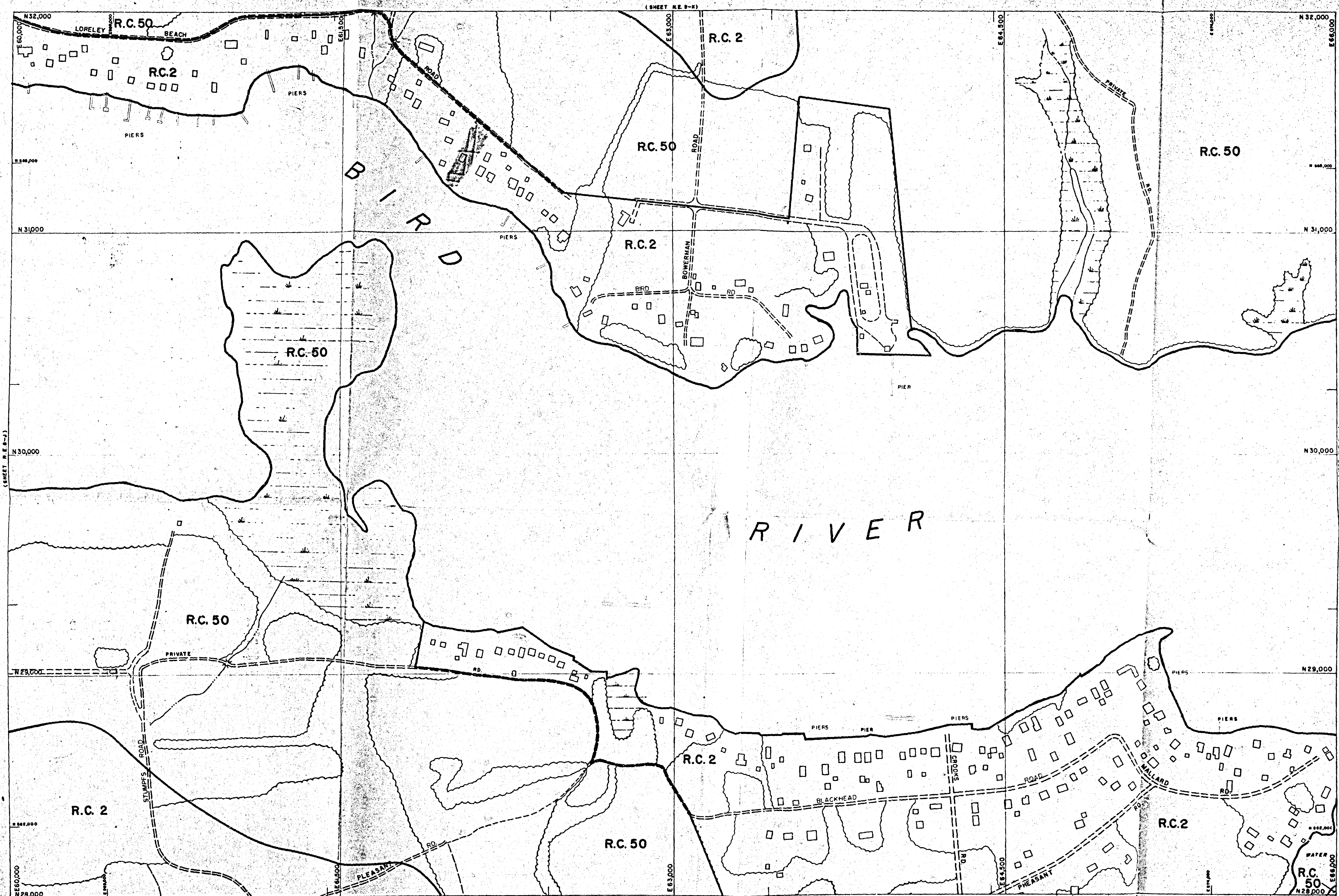


SURVEYORS CERTIFICATE

I, Leonard G. Buerhaus, a Registered Property Line Surveyor of the State of Maryland, do hereby certify that I am the surveyor who prepared this plat and that the land shown on this plat was laid out and the plat thereof has been prepared in compliance with Sub-section C of Section 3-108 of the Real Property Article of the Annotated Code of Maryland particularly insofar as same concerns the making of this plat and the setting of the markers.

Leonard G. Burling 2/18/30
Registered Property Line Surveyor Date

Survey of
ROMANO PROPERTY
Election District Balto. Co. MD.
Scale: 1"=30' June 1990
Drawn: JAA Check'd: LGB
Deed Reference: SM 7509/730



M-NE MM-NW
M-SE MM-SW

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
EM Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
BIRD RIVER
VICINITY

SHEET
N.E.
8-K

#273
90-424-A

relief granted:

1. The proposed addition shall have no basement and shall have no windows or doors on the side facing the adjoining property at 6027 Lorely Beach Road.

2. When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED, that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their Comments dated April 9, 1990, attached hereto and made a part hereof; and

IT IS FURTHER ORDERED, that the Petition for Zoning Variance to permit an existing accessory structure (screen house) to be located in the front yard in lieu of the required rear yard with a side yard setback of the required minimum 2.5', be and the same is hereby GRANTED upon the condition that the existing structure (screen house) be removed from its present location and that it be relocated on the southwest side of Petitioner's property, 2.5' from the property line. The removal of the existing accessory structure shall be done within thirty (30) days of the date of this Revised Order.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Michael B. Sauer, Acting Chairman
C. William Clark
Arnold G. Foreman

IN RE: PETITION FOR ZONING VARIANCE
S/S Lorely Beach Road, 597' +/-
SE of North Lorely Beach Road
(6025 Lorely Beach Road)
11th Election District
5th Councilmanic District
Richard M. Crone, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-424-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit an existing accessory structure to be located in the front yard in lieu of the required rear yard with a side yard setback of 0 feet in lieu of the required minimum 2.5 feet for an existing screen house, and to permit side yard setbacks of 8 feet and 4.4 feet in lieu of the required 35 feet for each for a proposed addition, all as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Richard Crone, appeared and testified. Appearing as Protestants in the matter were Richard J. and Debra A. Romano, adjoining property owners, Theodore R. Hines, Sr., Dorothea Burgess, and Barbara C. Senez.

Testimony indicated that the subject property, known as 6025 Lorely Beach Road, consists of .25 acres zoned R.C. 2 and is improved with a single family dwelling, frame shed, and accessory structure (screen house). Said property is located within the Chesapeake Bay Critical Areas on Bird River. The subject screen house is located in the front yard with a 0-foot side yard setback in violation of the Baltimore County Zoning Regulations (B.C.Z.R.). Petitioner testified that the subject screen porch is approximately 8 feet tall and was constructed without the requisite building permits. Testimony indicated that as a result of a com-

plaint filed with the Zoning Commissioner's Office, Petitioner was advised to file the instant Petition in order to correct the matter. Testimony further indicated that Petitioner commenced construction of the proposed addition without the requisite building permits and is in need of the aforementioned variances to bring the addition into compliance with the B.C.Z.R.

Mr. & Mrs. Romano testified that they own the adjoining property, known as 6027 Lorely Beach Road, which has been in Mrs. Romano's family for the past 26 years. Mr. Romano testified that the cottage on their property, as shown in Petitioner's photo exhibits, is the principle structure on their property and was constructed more than 20 years ago. The Romanos are opposed to the granting of the requested relief for the screen house, due to its close proximity to the cottage on their property, and also generally objected to the proposed addition.

Also appearing as a Protestant was Mr. Hines, Mrs. Romano's father. Mr. Hines testified that during the warm months, he spends as many overnight weekends at the cottage as possible. He testified that although the cottage does not have plumbing, it does have electricity and provides comfortable overnight accommodations. Mr. Hines testified that his quiet enjoyment of the cottage has been interrupted by Petitioners' frequent use of the screen house, which is situated only a few feet from the cottage, as indicated in photo exhibits submitted by both the Petitioners and the Protestants. Mr. Hines further testified that not only does the subject screen house block light and air from the cottage, the noise generated from Petitioners' use of the screen house results in his inability to watch TV or sleep.

ORDER RECEIVED FOR FILING
Date 5/23/90
By [Signature]

- 2 -

After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the relief requested for the proposed one story addition sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested for the subject addition would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested for the proposed addition will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based upon conditions or circumstances which are the result of the Petitioner's actions, nor does the request arise from a condition relating to land or building use, either permitted or non-conforming, on another property. The relief requested is in harmony with the general spirit and intent of

ORDER RECEIVED FOR FILING
Date 5/23/90
By [Signature]

- 3 -

the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested, as modified, would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

By inter-office correspondence from David C. Flowers, Coordinator for the Chesapeake Bay Critical Area Program, the Department of Environmental Protection and Resource Management indicated the initial findings of its Director, Robert W. Shesley, only pertained to the proposed addition and needed to be modified regarding the existing screen house which Petitioners indicated was existing and as such, was thought to have been constructed prior to the enactment of the Critical Areas legislation.

ORDER RECEIVED FOR FILING
Date 5/23/90
By [Signature]

- 4 -

However, in light of the evidence presented at the hearing, no additional comments are necessary as even if approved by DEPREM, the location of the screen house is inappropriate for the reasons hereinafter set forth.

In the opinion of the Deputy Zoning Commissioner, Petitioners have not met their burden of proof relative to the screen house. The facts and evidence presented herein do not establish that special conditions or circumstances exist which are peculiar to the subject site, which is located within the Chesapeake Bay Critical Areas, that would permit the granting of the relief requested. Petitioner testified that he built the screen house without acquiring the requisite building permits, and as such, has created his own economic hardship. Therefore, based upon the testimony and evidence presented, the variance requested for the screen house must be denied. It should be noted that the cottage on the adjoining property was constructed many years prior to the enactment of the Critical Areas legislation and, as such, does not receive the same zoning scrutiny as the Petitioners' screen house.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested, as hereinafter modified, should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 23rd day of May, 1990 that the Petition for Zoning Variance to permit side yard setbacks of 8 feet and 4.4 feet in lieu of the required 35 feet for each for a proposed one story addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order;

ORDER RECEIVED FOR FILING
Date 5/23/90
By [Signature]

- 5 -

however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) The proposed addition shall have no basement and shall have no windows or doors on the side facing the adjoining property at 6027 Lorely Beach Road.

3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated April 9, 1990, attached hereto and made a part hereof; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance to permit an existing accessory structure (screen house) to be located in the front yard in lieu of the required rear yard with a side yard setback of 0 feet in lieu of the required minimum 2.5 feet, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the subject screen house shall be removed from the property within thirty (30) days of the date of this Order.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 5/23/90
By [Signature]

- 6 -

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-424-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1, 1A01.3.B.3 to allow an access structure to be located in the front yard with a zero side yard setback in lieu of the rear yard and 2 1/2 foot setback respectively AND to allow side yard setbacks of 8 feet and 4 feet, 4 inches in lieu of the required 35 feet per side.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

House is Existing. Any addition CAN NOT meet required Code's.

Properly is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Mr. Richard M. Crone
(Type or Print Name)
Signature: Mrs. Richard M. Crone
Address: 6025 Lorely Beach Rd.
City and State: Annapolis, Md. 21402
Attorney for Petitioner: 6025 Lorely Beach Rd. W-335 6025
(Type or Print Name) Phone No. 410-327-9500
Signature: Anita March, Md. 21402
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Attorney's Telephone No.:
Name
Address
Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th day of March, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of April, 1990, at 3 o'clock P.M.

J. Robert Hines, Jr.
Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING: 1 1/2 HRS.
APPROVED FOR: [Signature]
REVIEWED BY: [Signature] DATE: 2-23-90

#273
Zoning Description CRITICAL AREA

90-424-A

Beginning at a point on the Southwest side of
Lorely Beach Rd (30' wide) at a distance of
597.50 feet +/- Northwesterly of intersection
North Lorely Beach Rd. and being Lot # 41 as
shown on Plat No 1 of Lorely Beach Rd which
is recorded in the Land Records of Baltimore
County in Plat Book No. CWB 10, Folio 8

Known as 6025 Lorely Beach Rd in the 11th Election
District.



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

January 4, 1991

Mr. & Mrs. Richard Crone
6025 Lorely Beach Road
White Marsh, MD 21162

RE: Case No. 90-424-A
Richard N. Crone, et ux

Dear Mr. & Mrs. Crone:

This office is in receipt of your letter dated January 2,
1991, requesting that the Order issued in this case be revised to
exclude the imposed restriction of no basement.

The Board has considered your request, and it is denied.

Very truly yours,

Michael B. Sauer
Michael B. Sauer, Acting Chairman

cc: People's Counsel for Baltimore County

Mr. & Mrs. Richard N. Crone
6025 Lorely Beach Rd.
White Marsh, Md. 21162
335-6025

addendum

January 2, 1991

Re: Richard N. Crone et ux - Petitioners
Zoning Case No. 90-424-A

The Honorable
Michael B. Sauer, Acting Chairman
Baltimore County Board of Appeals
Room 315, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Sauer,

Please consider revising the order of no basement. Our
intent of a basement is to be totally a mechanical room which
will house a hot water heater, a hot water boiler and an oil tank.
Our hot water heater and the hot water boiler are in a small room
in our house. The heat from the hot water boiler is so intense
which makes it very uncomfortable to be in that room. The hot
water heater can easily rust away and flood the room and
cause costly damage.

Very truly yours,
Richard N. Crone
Mrs. R. Crone

22-21113 6-NVT 16
STY/3000 000000 11/10/90
RECEIVED



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

January 2, 1991

Mr. & Mrs. Richard Crone
6025 Lorely Beach Road
White Marsh, MD 21162

RE: Case No. 90-424-A
Richard N. Crone, et ux

Dear Mr. & Mrs. Crone:

Enclosed is a copy of the Revised Order issued this date by
the County Board of Appeals in the subject matter.

Sincerely,

Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Assistant

Enclosure

cc: Mr. & Mrs. Richard J. Romano
Mr. Theodore R. Hines, Sr.
Ms. Dorothea Burgess
Mr. Jerome J. Kozak
People's Counsel for Baltimore County
P. David Fields
Pat Keller
Public Services
David Flowers, DEPRM
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney



Baltimore County, Maryland
PEOPLE'S COUNSEL
ROOM 304, COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
887 3322188

PHYLLIS COLE FRIEDMAN
People's Counsel

December 14, 1990

The Honorable
Michael B. Sauer, Acting Chairman
Baltimore County Board of Appeals
Room 315, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Richard N. Crone, et ux, Petitioners
Zoning Case No. 90-424-A

Dear Mr. Sauer:

Please consider revising the Order in this case to clarify two points:

1. That the grant on page 4 of the accessory structure does not
relate to the existing accessory structure at the location originally peti-
tioned, adjacent to the Romano property; rather, an accessory structure, a
shed, will be granted on the other side of the property from the Romanos
adjacent to 6023 Lorely Beach Road.

2. No permits or construction should be permitted in connection
with this variance until the Petitioner has submitted a revised site plan
and until this revised site plan has been approved in writing by the Board
of Appeals.

Despite the discussion on page two, which suggests that the Petitioner
is no longer seeking the variance next to the Romano property, the plain
language of the Order on page 4 appears to grant the petition as originally
requested.

We would respectfully ask that a revised Order be done promptly.
Otherwise, we will feel obligated to file an appeal in order to clear
this matter up for the record. The appeal time runs on January 4, 1991.

Very truly yours,
Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

cc: Mr. and Mrs. Richard J. Romano
Mr. and Mrs. Richard N. Crone
David Flowers, DEPRM

05-1111 41 330 06
RECEIVED
COUNTY BOARD OF APPEALS

PMZ:sh

To Bud
copy from Mike
PETER MAX ZIMMERMAN
Deputy People's Counsel
12/17/90

12/07/90

Bud:

Mrs. Romano, protestant in the attached matter, telephoned with
questions concerning the Board's Opinion and Order.

1) Re the screen house --while it is understood that the screen
house will have to be moved, there is no indication in the Board's
Order as to when this is to be done --is there a deadline to the
actual moving of this screen house?

2) Re setbacks requested --8' and 4.4' --she stated that this is
not correct --his house is 8' from the property line; the addition
is only 6' from the property line. She said this was testified to
at the hearing, but does not appear anywhere in the decision;
in fact, the Order uses the incorrect measurements.

3) She also had a question regarding the fact that, aside from the
above, Crone is in violation of the Zoning Regs insofar as the
actual building of the addition; he had a building permit in hand
even during the appeal process before this Board; is still
continuing with this building. She said she had contacted Zoning
Enforcement but was told there was no violation --she will now
contact Bob Haines directly. I advised her that the Board has no
authority to enforce the Zoning Regs --but that this responsibility
belongs to Zoning through Zoning Enforcement.

She left her telephone number --would appreciate your explanation
of her above questions #1 and #2.

877-0530.

kathi

*Mrs. Romano
to write letter requesting
review by Board of Appeals
see concerns as stated.
J. 12/17/90 3:48 PM. T. K. to Mr. Romano
12/18/90 -
Rev. Order to
appeal -
fined
K*
12/27 - Was told above would be included
in written Zimmerman's letter but
they are not.



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

December 5, 1990

Mr. and Mrs. Richard N. Crone
6025 Lorely Beach Road
White Marsh, Maryland 21162

Re: Case No. 90-424-A (Richard N. Crone, et ux)

Dear Mr and Mrs. Crone:

Enclosed please find a copy of the final Opinion and Order
issued this date by the County Board of Appeals of Baltimore County

in the subject matter.

Sincerely,
LindaLee M. Kuzmaul
LindaLee M. Kuzmaul
Legal Secretary

Enclosure

cc: Mr. and Mrs. Richard J. Romano
Mr. Theodore R. Hines, Sr.
Ms. Dorothea Burgess
Mr. Jerome J. Kozak
People's Counsel for Baltimore County
P. David Fields
Pat Keller
Public Services
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180
August 15, 1990

HEARING ROOM -
Room 301, County Office Bldg.

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT
REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND
IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS
WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING
DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL
BILL NO. 59-79.

CASE NO. 90-424-A RICHARD N. CRONE, ET UX
S/s Lorely Beach Rd., 597' x SE of N. Lorely
Beach Rd. (6025 Lorely Beach Road)
11th Election District
5th Councilmanic District
VAR -setbacks for accessory structure (screen house)
in front yard in lieu of rear and setbacks for
proposed addition.
5/23/90 - D.Z.C.'s Order GRANTING proposed addition
with restrictions; DENYING existing screen
house.

ASSIGNED FOR: WEDNESDAY, NOVEMBER 7, 1990 at 1:00 P.M.

cc: Mr. and Mrs. Richard N. Crone Petitioners/Appellants
Mr. and Mrs. Richard J. Romano
Mr. Theodore R. Hines, Sr.
Ms. Dorothea Burgess
People's Counsel for Baltimore County (Phyllis C. Friedman, Esquire)
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney
Mr. Jerome J. Kozak
LindaLee M. Kuzmaul
Legal Secretary

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180
August 16, 1990

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 90-424-A RICHARD N. CRONE, ET UX
S/S Lorely Beach Rd., 597' +/- SE of N. Lorely Beach Rd. (6025 Lorely Beach Road)
11th Election District
5th Councilmanic District
VAR - setbacks for accessory structure (screen house) in front yard in lieu of rear and setbacks for proposed addition.
5/23/90 - D.Z.C.'s Order GRANTING proposed addition with restrictions; DENYING existing screen house.

ASSIGNED FOR: WEDNESDAY, NOVEMBER 7, 1990 at 1:00 p.m.

cc: Mr. and Mrs. Richard N. Crone Petitioners/Appellants
Mr. and Mrs. Richard J. Romano
Mr. Theodore R. Hines, Sr.
Ms. Dorothea Burgess
People's Counsel for Baltimore County (Phyllis C. Friedman, Esquire)
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney
Mr. Jerome J. Kozak
Lindalee M. Kusznau
Legal Secretary



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

September 20, 1990

Mr. Jerome J. Kozak
6051 Lorely Beach Road
White Marsh, MD 21162

RE: Case No. 90-424-A
Richard N. Crone, et ux

Dear Mr. Kozak:

Enclosed is a copy of the Notice of Assignment for the subject matter which has been scheduled for hearing before this Board on Wednesday, November 7, 1990 at 1:00 p.m. We have received your letter of September 16 and have added your name to the Board's file.

Sincerely,

Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Assistant

encl.

98-16-90

Could you please send any information on Appeal Number 93-424 A owner Richard To The following address

Jerome J. Kozak
6051 Lorely Beach Rd
White Marsh, Md 21162

*Letter to file 9/20/90.
Copy of notice sent 9/20/90*

69 SEP 20 PM 4:12
RECEIVED
COUNTY BOARD OF APPEALS

8/16/90 - Following parties notified of hearing set for November 7, 1990 at 1:00 p.m.:

Mr. and Mrs. Richard N. Crone
Mr. and Mrs. Richard J. Romano
Mr. Theodore R. Hines, Sr.
Ms. Dorothea Burgess
People's Counsel for Baltimore County
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon

*Added to file 9/20-
Jerome J. Kozak
Notice sent 9/20.*

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

July 24, 1990

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Zoning Variance
S/S Lorely Beach Road, 597' +/- SE of North Lorely Beach Road
(6025 Lorely Beach Road)
11th Election District, 5th Councilmanic District
RICHARD N. CRONE, ET UX - Petitioner
Case No. 90-424-A

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on June 22, 1990 by Mr. & Mrs. Richard Crone. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner

JRH:cer

Enclosures

cc: Mr. & Mrs. Richard N. Crone
6025 Lorely Beach Road, White Marsh, MD 21162

Mr. & Mrs. Richard J. Romano
2406 Reckord Road, Fallston, MD 21047

Mr. Theodore R. Hines, Sr.
606 S. Bouldin Street, Baltimore, MD 21224

Ms. Dorothea Burgess
314 Crestwood Drive, Edgewood, MD 21040
21040-4449 30 CHURCH ALINNOG
63A13338

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

File not yet received by Board.
Petition filed by Protestants.
Petition GRANTED by Army structure ordered removed; appealed by builder of structure.
Petitioner/Protestant requesting earliest hearing date possible; hearing in Zoning was 1/2 hour; no attorneys; few witnesses.

7-13-90
In When It May Concern,
I am referring to case NO. 90-424-A
We, as protestants, request the earliest hearing date as possible. Whereas the Petitioners have erected an accessory structure 2' adjacent to our summer cottage, which is our principle structure, blocking windows, keeping repairs, reducing privacy and overall devaluing our property. Our summer enjoyment of the said cottage has been severely reduced. Time is of the essence as my father, retired, at 13 years young would like to enjoy my summer as possible. Your help in this matter is greatly appreciated.

Thank you,

RICHARD & DOROTHY ROMANO

Richard J. Romano
Dorothea Burgess

11/07/90 @ 1:00 PM

RECEIVED
COUNTY BOARD OF APPEALS
30 JUL 13 PM 12:34

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-424-A

District: 11/24 Date of Posting: 7/27/90
Posted for: Appeal
Petitioner: Richard N. Crone, et ux
Location of property: S/S Lorely Beach Rd. - 597' +/- SE of North Lorely Beach Rd.
6025 Lorely Beach Rd.
Location of Sign: 6025 Lorely Beach Rd. - 597' +/- SE of North Lorely Beach Rd.
Remarks: of Petitioner
Posted by: [Signature]
Date of return: 8/3/90
Number of Signs: 1

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

April 16, 1990

Mr. & Mrs. Richard N. Crone
6025 Lorely Beach Road
White Marsh, MD 21162

RE: Item No. 273, Case No. 90-424-A
Petitioner: Richard N. Crone, et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Crone:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

receipt

Baltimore County
Zoning Commissioner
County Office Building
211 West Chesapeake Avenue
Towson, Maryland 21204

Account: R 001-4150
Number: 1469

Date: 2/23/90 H9000273

| | QTY | PRICE |
|-----------------------------|-----|----------------|
| PUBLIC HEARING FEES | | |
| 010 - ZONING VARIANCE (TRL) | 1 X | \$35.00 |
| LAST NAME OF OWNER: CRONE | | TOTAL: \$35.00 |

Center Validation: 5 801*****35104 123 F
Please make checks payable to Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(801) 887-3353
J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
23rd day of February, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Richard N. Crone, et ux

Petitioner's Attorney:

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Courts Building, Suite 405
Towson, Maryland 21204
(801) 887-3354



Dennis F. Rasmussen
County Executive

March 9, 1990

J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 273.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lab

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines
Zoning Commissioner
FROM: Mr. Robert W. Sheesley
SUBJECT: Petition for Zoning Variance - Item 273
Crone Property
Chesapeake Bay Critical Area Findings

DATE: April 9, 1990

SITE LOCATION

The subject property is located at 6025 Lorely Beach Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mr. and Mrs. Richard N. Crone

APPLICANT PROPOSAL

The applicant has requested a variance from section 400.1, 1A01.3.B.3 of the Baltimore County Zoning Regulations to allow an access structure to be located in the front yard with a zero side yard setback in lieu of the rear and 2.5 foot setback respectively and to allow side yard setbacks of 8 feet and 4 feet, 4 inches in lieu of the required 35 feet per side.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts."

<COMAR 14.15.10.01.0>

BALTIMORE COUNTY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Ms. Ann Nastarowicz
Deputy Zoning Commissioner

DATE: May 10, 1990

FROM: Mr. David C. Flowers

SUBJECT: Petition for Zoning Variance
Case #90 - Crone Property

RECEIVED
MAY 14 1990

ZONING OFFICE

This note is in answer to your questions regarding the Critical Area Findings for Richard N. Crone property. The findings as written and dated April 9, 1990 only pertain to the proposed addition to the house. The accessory structure requires further review as it is considered a new structure. A findings pertaining to the new structure will be forthcoming from the Director of this Department.

If there are further questions, please feel free to contact me at 887-2904.

David C. Flowers
David C. Flowers
Coordinator
Chesapeake Bay Critical Area Program

DCF:NS:ju

cc: Mrs. Janice B. Outen

CRITICAL AREA

90-424-A

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer
Zoning Supervisor
FROM: James H. Thompson
Zoning Enforcement Coordinator
RE: Item No. 273 (if known)
Petitioner: R. Crone (if known)

February 23, 1990

VIOLATION CASE # C-90-1279

LOCATION OF VIOLATION 6025 LORELEY BEACH RD.

DEFENDANT RICHARD CRONE

ADDRESS 6025 LORELEY BEACH RD.

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME ADDRESS

James E. Dyer
2406 Reckard Rd, Falkon Md 21047

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

eoh/

Memo to Mr. J. Robert Haines
April 9, 1990
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Sec. 22-213(a)>.

Finding: The proposed addition is approximately 105 feet from mean high tide, therefore no disturbance of the shoreline buffer shall occur.

2. Regulation: "The natural vegetation occurring in the buffer shall remain undisturbed. Except as provided in Section 22-214, vegetation shall be planted in the buffer where necessary to protect, stabilize, or enhance the shoreline" <Baltimore County Code, Section 22-213 (d)>.

Finding: The existing three trees shall remain undisturbed and an additional two trees shall be planted on the waterfront portion of the property.

3. Regulation: "The sum of all man-made impervious areas shall not exceed 15% of the lot" <COMAR 14.15.02.04 C.(7)>.

Finding: The existing gravel driveway shall remain in porous gravel. This will ensure that the proposed addition will not increase the sum of impervious surfaces to exceed 15% of the lot.

4. Regulation: "The stormwater management system shall be designed so that:

(1) Development will not cause downstream property, watercourses, channels or conduits to receive stormwater runoff at a higher rate than would have resulted from a ten year frequency storm if the land had remained in its predevelopment state;

(2) Infiltration of water is maximized throughout the site, rather than directing flow to single discharge points; and

(3) Storm drain discharge points are decentralized to simulate the predevelopment hydrologic regime.

(4) There is sufficient storage capacity to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development in excess of that which would have come from the site if it were in its predevelopment state" <Baltimore County Code, Section 22-217(h)>.



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

HEARING ROOM -
Room 301, County Office Bldg.

(301) 887-3180
August 16, 1990

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASON. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 90-424-A RICHARD N. CRONE, ET UX
S/s Lorely Beach Rd., 597' ± SE of N. Lorely
Beach Rd. (6025 Lorely Beach Road)
11th Election District
5th Councilmanic District

VAR -setbacks for accessory structure (screen house)
in front yard in lieu of rear and setbacks for
proposed addition.

5/23/90 - D.Z.C.'s Order GRANTING proposed addition
with restrictions; DENYING existing screen
house.

ASSIGNED FOR: WEDNESDAY, NOVEMBER 7, 1990 at 1:00 p.m.

cc: Mr. and Mrs. Richard N. Crone Petitioners/Appellants

Mr. and Mrs. Richard J. Romano

Mr. Theodore R. Hines, Sr.

Ms. Dorothea Burgess

People's Counsel for Baltimore County (Phyllis C. Friedman, Esq.)

P. David Fields

Pat Keller

J. Robert Haines

Ann M. Nastarowicz

James E. Dyer

M. Carl Richards, Jr.

✓ Docket Clerk - Zoning

Arnold Jablon, County Attorney

LindaLee M. Kuszmaul
Legal Secretary

RECEIVED
AUG 20 1990
ZONING OFFICE

Memo to Mr. J. Robert Haines
April 9, 1990
Page 3

Findings: Rooftop shall be directed through downspouts and into Dutch drains or seepage pits (see attached drainage information sheet). This will encourage maximum infiltration of stormwater and decrease the amount of runoff leaving the site.

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above.

Upon compliance with Chesapeake Bay Critical Area Regulations, this project will be approved. If there are any questions, please contact Mr. David C. Flowers at 887-2904.

Robert W. Sheesley
Robert W. Sheesley, Director
Department of Environmental Protection
and Resource Management

RWS:SS:ju
Attachment

cc: The Honorable Ronald B. Hickernell
The Honorable Norman W. Lauenstein
The Honorable Dale T. Volz
Mrs. Janice B. Outen

JRH:91

[illegible][illegible]

TO: John R. Reisinger DATE: Oct. 24, 1990
Buildings Engineer
Department of Permits & Licenses

FROM: John J. Sullivan, Jr.
Planner II
JJS Development Control
Office of Zoning

SUBJECT: Building Permit No. B-072465
6025 Lorely Beach Road

Please have the Building Inspector's Office take the appropriate action as this office's approval is rescinded.

JJS/jat
cc: Richard Crone
Diane L. Schuman
6025 Lorely Beach Road
White Marsh, Maryland 21162

Mr. & Mrs. Romano
6027 Lorely Beach Road
White Marsh, Maryland 21162

Zoning File

J. Robert Haine,
Zoning Commissioner

NOTICE OF HEARING

Petition for Zoning Variance
CASE NUMBER: 90-424-A
S/S Lorely Beach Road, 597'± SE of North Lorely Beach Road
602½ Lorely Beach Road
11th Election District - 5th Councilmanic
Petitioner(s): Richard N. Crone, et ux
HEARING: THURSDAY, APRIL 26, 1990 at 3:00 p.m.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Mr. & Mrs. Cron
Debra Ramona

TO: James H. Thompson
Zoning Enforcement Coordinator

DATE: Nov. 5, 1990

FROM: John J. Sullivan, Jr.
Planner II

SUBJECT: Crone Property
6025 Loreley Beach Road
11th Election District


JJS/jat

Ted Zaleski, Jr.
Director

Mr. Richard Crone
6025 Lorely Beach Road
White Marsh, Maryland 21162

Re: Permit #B072465
6025 Lorely Beach Road

Based on information received from the Office of Zoning, Permit #B072465 is hereby suspended. All work being done under this permit must cease until the problems are resolved and the permit can be reinstated. Please contact Mr. John Sullivan, Jr. for details at 887-3391.

Very truly yours,

John R. Reisinger, P.E.
Buildings Engineer

cc: Rick Wisnom
Correspondence
John Sullivan

OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

PROPERTY ADDRESS 6025 Loretty Beach Rd
White Marsh Md 21162

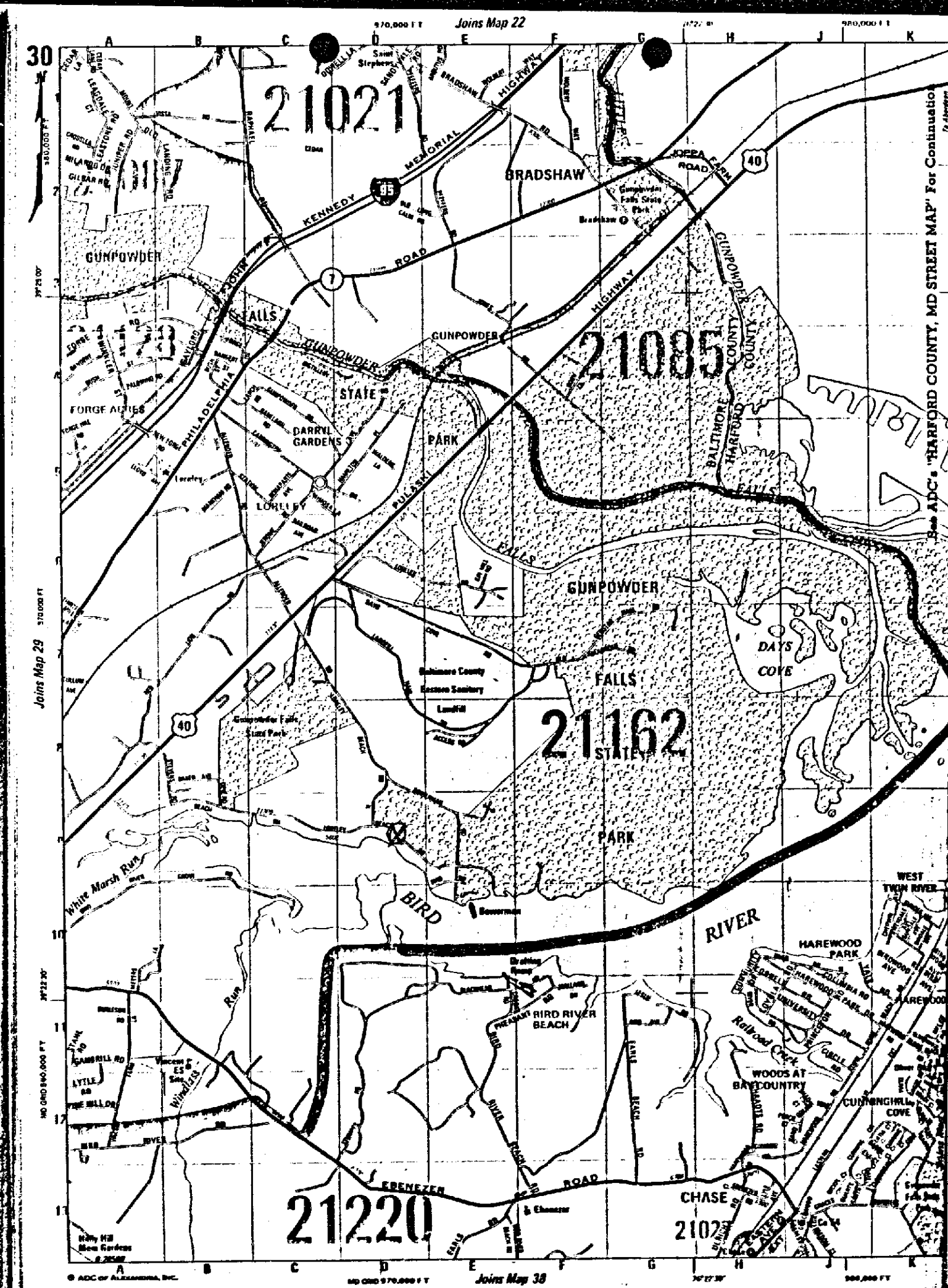
SUBDIV:
TAX ACCOUNT #: 11-11-064475 DISTRICT/PRECINCT: 11 5
OWNER'S INFORMATION (LAST, FIRST)
NAME: CRONE Richard Digne Lynn Schumann
ADDRESS: 6025 Loretty Beach Rd

APPLICANT INFORMATION
NAME: Richard Crone
COMPANY: _____
ADDRESS: same
ADDRESS2: _____
PHONE #S: 335-6815 MHIC LICENSE #S: _____
APPLICANT SIGNATURE: [Signature] TRACT: _____ BLOCK: T. PL. 21
PLANS: CONST PLOT PLAT DATA EL T. PL. 21
TENANT: _____
CONTR: owner
ENGINER: _____
SELLER: _____

DESCRIBE PROPOSED WORK:

Const add on front side of existing
with history basement 1st floor to
second as bedroom, bathroom for stairs
20x4 320x16x91 total 640 sq ft
basement addition 20x4

NON-RESIDENTIAL East side of road
08. HOUSING - RESIDENCE PLACE OF ASSEMBLY 290-4
09. FENCE LENGTH HEIGHT
11. INDUSTRIAL STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION REPAIR GARAGE
14. HOSPITAL INFIRMARY PROFESSIONAL
15. OFFICE BANK
16. PUBLIC UTILITY
17. SCHOOL COLLEGE OTHER EDUCATIONAL
18. BIGH STORE MERCANTILE RESTAURANT
19. SPECIFIC TYPE
20. SWIMMING POOL SPECIFIC TYPE
21. TANK TOWER
22. TRANSIENT HOTEL MOTEL (NO. UNITS)
OTHER



90-424-A

TO: James E. Dyer
Zoning Supervisor

February 23, 1990

FROM: James H. Thompson
Zoning Enforcement Coordinator

RE: Item No. 273 (if known)
Petitioner: R. Crone (if known)

VIOLATION CASE # C-90-1279

LOCATION OF VIOLATION 6025 LORELEY BEACH RD

DEFENDANT RICHARD CRONE

ADDRESS 6025 LORELEY BEACH RD.

NAME ADDRESS
Steven Romano
 2406 Rockwood Rd / Folsom Hl 21047

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

eoh/